

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL REDEVELOPER DESIGNATION OF THE
GUNWYN COMPANY AS REDEVELOPER OF DISPOSITION PARCEL B-3(A)
IN THE DOWNTOWN WATERFRONT-FANEUIL HALL RENEWAL AREA
PROJECT NUMBER MASS. R-77

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Gunwyn Company has submitted a satisfactory proposal in response to the Authority's Request for Proposals for Disposition of Parcel B-3(A) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area; and

WHEREAS, The Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Gunwyn Company be and hereby is finally designated as Redeveloper of Pilot House Extension - Disposition Parcel B-3(A) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.
2. That it is hereby found and determined that the proposed development will not result in significant damage to, or impairment of, the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
3. That the Director is authorized to execute and deliver an LDA and a Deed to The Gunwyn Company for Parcel B-3(A) in the Authority's usual form including such changes as the Director deems appropriate and in the best interest of the Authority.

4. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment
5. That the redeveloper be, and hereby is, authorized to petition the Board of Appeals for any zoning deviations that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

SEPTEMBER 13, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR FOR
HARBOR PLANNING AND DEVELOPMENT
VICTOR KAREN, DEPUTY DIRECTOR FOR
HARBOR PLANNING AND DEVELOPMENT
JOHN NOONE, PROJECT MANAGER

SUBJECT: PARCEL B-3(A), KNOWN AS THE PILOT HOUSE EXTENSION,
LOCATED IN THE DOWNTOWN WATERFRONT - FANEUIL HALL
URBAN RENEWAL AREA

EXECUTIVE

SUMMARY: ON MAY 31, 1990, THE AUTHORITY TENTATIVELY
DESIGNATED THE GUNWYN COMPANY AS REDEVELOPER OF
PARCEL B-3(A). THE GUNWYN COMPANY PROPOSAL FOR THE
PILOT HOUSE EXTENSION BEST MEETS THE RFP SELECTION
CRITERIA AND CONDITIONS AND MOST EFFECTIVELY
ADVANCES THE COMMUNITY'S GOALS FOR CONSTRUCTION OF
100 UNITS OF AFFORDABLE HOUSING ON SARGENTS WHARF.
ACCORDINGLY IT IS RECOMMENDED THAT THE GUNWYN
COMPANY BE GRANTED FINAL DESIGNATION AS REDEVELOPER
OF PARCEL B-3(A) LOCATED IN THE DOWNTOWN WATERFRONT
- FANEUIL HALL URBAN RENEWAL AREA, AND THAT THE
AUTHORITY ADOPT A CONFIRMATORY ORDER OF TAKING,
APPROVE MINOR MODIFICATIONS TO THE URBAN RENEWAL
PLAN AND PETITION THE ZONING COMMISSION FOR AN URBAN
RENEWAL AREA DESIGNATION.

Parcel B-3(A) is a 13,424 square foot parcel owned by the Authority and situated at the southeast corner of the intersection of Eastern Avenue and Commercial Street within the Downtown Waterfront - Faneuil Hall Urban Renewal Area. The parcel is currently used as a part of a surface parking lot for employees, residents and visitors of the area.

On March 23, 1989, the Authority authorized advertisement for redeveloper interest for the Pilot House Extension. Numerous plans have been proposed for this parcel in the past. Several have included structures significantly greater in height and mass than contemplated in the Pilot House Extension Request for Proposals (RFP) which involved extending the volume of the existing Pilot House building to Commercial Street. Discussion of the various plans with the community has, over time, established a consensus that such extension is the most appropriate approach for redevelopment of this site.

Five proposals were received in response to the Pilot House Extension RFP. Three of these proposals also included plans for redevelopment of Sargents Wharf, directly across Eastern Avenue from the Pilot House Extension, which was also advertised for redeveloper interest concurrently with the Pilot House Extension site. The Sargents Wharf RFP required the construction of 100 units of affordable housing as well as market rate housing, open space and water-related amenities.

On May 31, 1990, the Authority tentatively designated the Gunwyn Company as redeveloper of the Pilot House Extension as their proposal best met the selection criteria and conditions of the RFP. In particular, the developer is the abutting owner of the Lewis Wharf property which when added to the Pilot House Extension site enhances the economic feasibility of the Pilot House Extension project. The developer is well under way in securing necessary environmental approvals for a hotel project on Lewis Wharf. Thus, construction of the Pilot House Extension could start expeditiously.

Separate designation of the Pilot House Extension shares development risk and enhances the value of the publicly-owned Sargents Wharf site by virtue of the comprehensive redevelopment of the entire Lewis Wharf property, which presently includes derelict piers at the water's edge and a surface parking lot.

The Gunwyn Company will provide \$1,500,000 above the sales price of the disposition parcel toward construction of affordable housing on Sargents Wharf. This contribution would be available over a ten year period and could be used to leverage additional resources for Sargents Wharf.

The Gunwyn Company proposal includes 57 condominium units in a traditional wharf-like brick structure that matches the height of the existing Pilot House. The project is in accord with the recently adopted North End/Downtown Waterfront zoning. Ground floor retail space is provided to animate surrounding sidewalks and ground plane. The internal design utilizes a skip-stop elevator concept that permits split-level through unit layout, thus optimizing views for all units and thereby enhancing the marketability of the units.

As part of the comprehensive plan for Lewis Wharf, the Pilot House Extension Final Designation would allow the Gunwyn Company to locate the service docks and underground parking access to Lewis Wharf off Eastern Avenue. Present surface parking on Lewis Wharf would be located below grade and over three acres of landscaped public open space would be provided in its stead.

The Gunwyn Company's plans for Lewis Wharf are under review pursuant to Article 31 of the Boston Zoning Code. It is anticipated that a Final Project Impact Report/Final Environmental Impact Report will be completed this fall.

Accordingly, it is now timely to grant Final Designation to the Gunwyn Company as redeveloper of the Pilot House Extension in order that land assemblage can be completed and final environmental approvals obtained in coherent manner.

Final Design approval for the Pilot House Extension will be provided at the time the Authority approves the issuance of an Adequacy Determination under Article 31 for the redevelopment of Lewis Wharf, thereby assuring comprehensive consideration of design issues.

The Gunwyn Company has substantial experience in the development of environmental and design sensitive projects in Boston. Graham Gund Architects is widely recognized for its high standard of quality design.

It is therefore recommended that the Authority grant Final Designation to the Gunwyn Company as redeveloper of the Pilot House Extension, approve minor modifications to the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, and petition the Zoning Commission for a Urban Renewal designation, in accordance with the recently adopted Article 42A of the Harborpark District Zoning which allows such designation.

For title perfection purposes, it is also recommended that there be a Confirmatory Order of Taking of Parcel B-3(A) located in the Downtown Waterfront - Faneuil Hall Urban Renewal Area.

Appropriate votes and resolutions follow:

VOTED: That the Authority hereby adopts the attached resolution providing for Final Redeveloper Designation of the Gunwyn Company as Redeveloper of the Pilot House Extension -- Disposition Parcel B-3(A) in the Downtown Waterfront - Faneuil Hall Urban Renewal Area; and further

VOTED: That the Authority hereby adopts a Confirmatory Order of Taking of Parcel B-3(A); and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for an amendment to "Map 1E Harborpark District: North End/Downtown Waterfront (supplemental to 'Map 1 Boston Proper')" of the series of maps entitled "Zoning Districts - City of Boston" to add to the present zoning designation of Parcel B-3(A) the suffix "U" indicating an Urban Renewal Area subdistrict, which designation will facilitate the development of a residential building containing ground floor retail space and underground parking by the Gunwyn Company, consistent with a

tentative developer designation and a Land Disposition Agreement between the Authority and the Gunwyn Company; and further

VOTED: That the Authority hereby authorizes the Director to recommend approval of a petition to be brought by the Gunwyn Company for exceptions and conditional use permits from the Boston Zoning Code necessary for the construction of the Project; and further

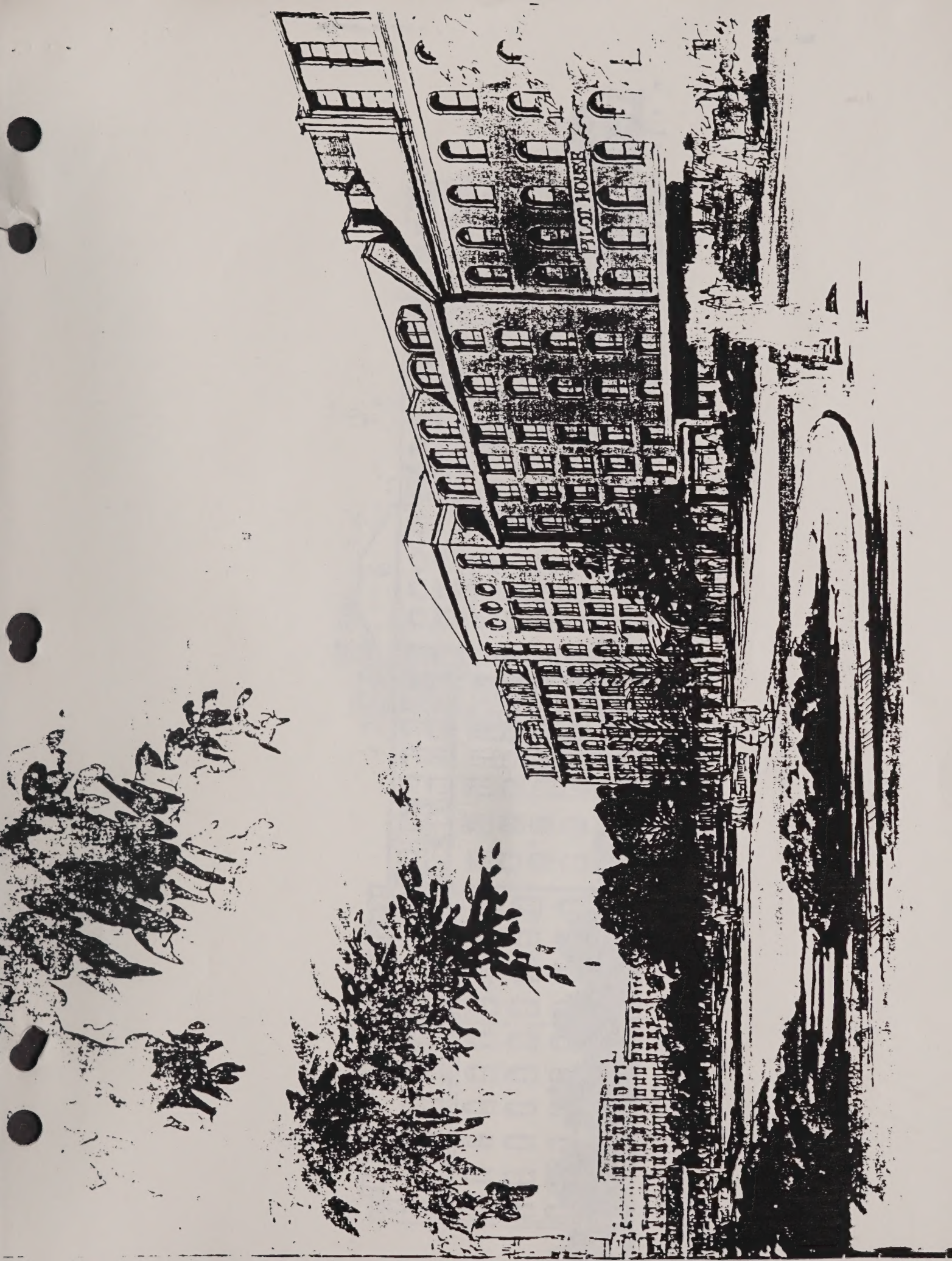
VOTED: That the Authority hereby adopts the attached resolution re: Modifications to the Urban Renewal Plan of the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project Number Mass. R-77 and Authorization to Proclaim by Certificate these Minor Modifications.

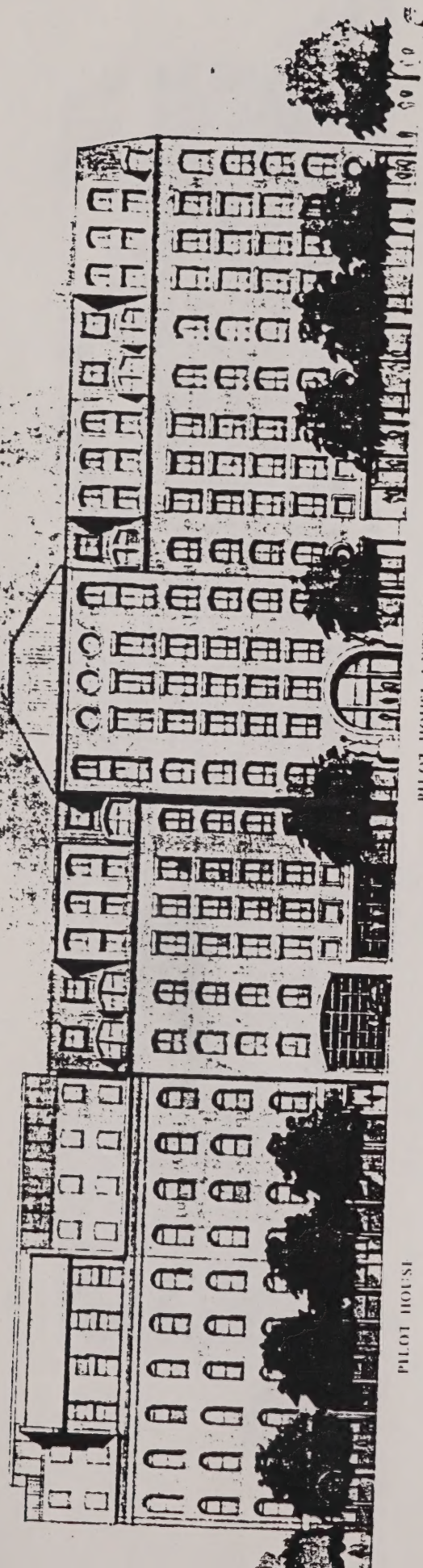


PILOT HOUSE
EXTENSION

QUARTERS

SITE LOCATION



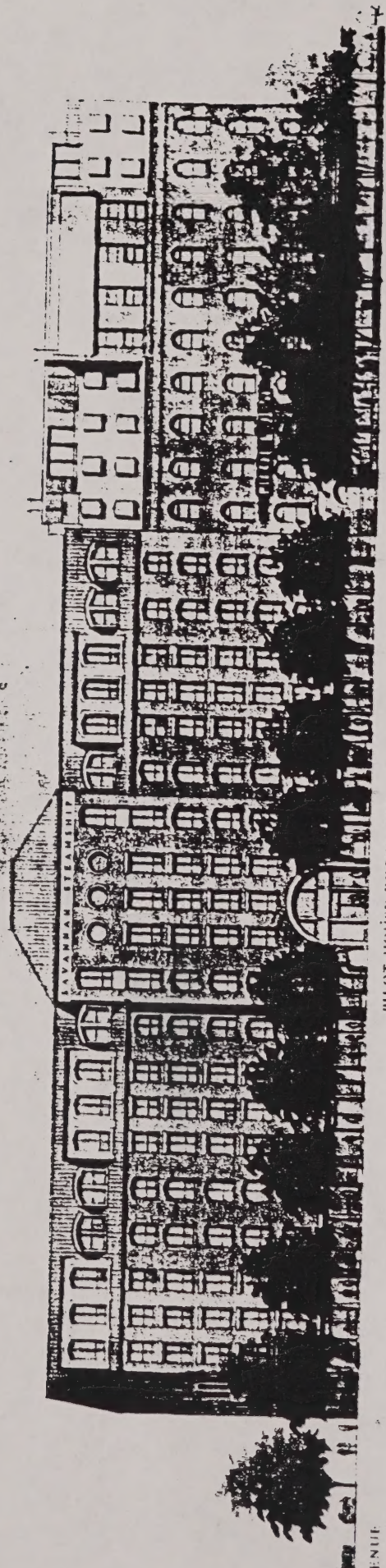


PILOT HOUSE

PILOT HOUSE EXTENSION

EASTERN AVENUE ELEVATION

0 5 10 20 40



EXISTING PILOT HOUSE

PILOT HOUSE EXTENSION

SOUTH ELEVATION

0	5	10	20	40
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NTIC AVENUE